

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 WHITFIELD COURT MILL PARK VIC 3082

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$832,000

Property type

House

Suburb

Mill Park

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4 FOWLER COURT MILL PARK VIC 3082	\$951,000	29-Nov-25
66 HAWKES DRIVE MILL PARK VIC 3082	\$985,000	18-Sep-25
72 WOOLNOUGH DRIVE MILL PARK VIC 3082	\$975,000	13-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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4 FOWLER COURT MILL PARK VIC 3082 Sold Price ^{RS} **\$951,000** Sold Date **29-Nov-25**
Distance **0.71km**

 4  2  2



66 HAWKES DRIVE MILL PARK VIC 3082 Sold Price **\$985,000** Sold Date **18-Sep-25**
Distance **0.94km**

 4  2  2



72 WOOLNOUGH DRIVE MILL PARK VIC 3082 Sold Price ^{RS} **\$975,000** Sold Date **13-Dec-25**
Distance **1.02km**

 4  2  5

RS = Recent sale **UN** = Undisclosed Sale

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